

**FREQUENTLY ASKED QUESTIONS (FAQ)**  
**REQUEST FOR PROPOSALS**  
**1141 ESPLANADE AVENUE**  
**As of 2/5/2019**

On January 31, 2019, a pre-bid conference was held to answer questions related to the Request for Proposals (RFP) issued on January 18, 2019 for the development of a vacant lot located at 1141 Esplanade Avenue. This document includes answers to questions asked at the meeting that required follow-up.

**1. Question: How many units will the lot hold?**

Answer: Below is specific zoning information related to the referenced property.

- Minimum lot area for multi-family development is 600 square foot (sf) per dwelling unit. The lot in question is 38,124 sf according to the Assessor's website. Therefore, a maximum of 63.5 dwelling units are allowed.
- Maximum Floor Area Ratio: 2.2
- Maximum height allowed: 50 feet
- Minimum Open Space Ratio: 0.30 for residential and mixed-use
- Minimum permeable open space: 15% of lot area

Commercial uses are allowed but only permitted up to 10,000 sf. Commercial uses of more than 10,000 sf are conditional uses. Regarding off-street parking, there is no exemption in the HMC-2 District for residential uses, so 1 parking space per dwelling unit is required. (Parking exemption exist for the first 3,000 square feet of commercial use).

Any further questions regarding zoning can be directed to Robert Rivers, Director of City Planning Commission at [rdrivers@nola.gov](mailto:rdrivers@nola.gov).

**2. How many units are required to be affordable units?**

Answer: The property falls within the boundaries of the Choice Neighborhoods Initiative (CNI) and was planned to be used to help the City and HANO meet the CNI one for one replacement goal of 821 public housing units. The city expects to receive at least 24 affordable replacement units from the development of the property

**3. Has there been any form of environmental review on the property and will an environmental review be required.**

There is no evidence that an environmental review has occurred. A Phase I Environmental Site Assessment will be required prior to development. A full National Environmental Policy Act (NEPA) environmental review will be required if federal funds are utilized for development.

4. **What forms of community engagement will be required?**

During the contract negotiation process, the city will discuss forms of community engagement. The city expects that the community will be included in discussions related to the green space and building design.